

Saddleridge of Fort Collins Merged Association

Board of Directors Meeting Minutes

Monday, March 20th 2023; 4:30 pm (Zoom)

The Saddleridge Board of Directors met on 3/20/23 at 4:30 pm by Zoom, online meeting. Board Members Eric Sorensen, Caitlin May, Jo Nell Lynd, Katherine Martinez and Randie Bell were in attendance, along with Tom Hannon with Brass Key Property Management and Howard Kalet.

1. Landscaping Contract with ZGL/Herbicide Use: The Board discussed the use of herbicides within the Association. Tom had been working with Zak George Landscaping to find an herbicide readily available that was toxin free. Caitlin May made a motion to negotiate a 1 year contract with ZGL that included 20 mowings (with the option for more) and had no herbicide application in the turf areas and utilized a vinegar based solution for weed control in the rock beds. Eric Sorensen seconded the motion, which passed unanimously.

2. Snow Removal Expenses: Tom presented the most recent snow removal invoices from ZGL for the Board's review. A single snow removal event averaged around \$7,000 for snow removal throughout the property.

3. Community Garden: Several members had expressed an interest in pursuing a community garden within the Association. The board discussed watering, access, upkeep and location briefly and agreed that a committee would need to explore these issues in more detail. Caitlin May, Katherine Martinez and Eli K. agreed to discuss this idea in more detail with an eventual proposal to the full board. The North Side of Building 14 was noted as a good potential location.

4. Balcony Railing Staining: Tom presented a summary of options for staining the porch balconies (see below). Howard Kalet noted that he had found that Cabbot's Timber Oil Stain was a great product; however, the product would need to be applied on bare wood, necessitating stripping and/or planing all wood surfaces, which would be a significant labor expense. Tom agreed to look into the possibility of replacing all railings with a pre-made composite wood railing and to coordinate with Howard Kalet on other possible options to explore. Tom estimated that the cost to remove and rebuild a balcony in composite would be over \$2,000 per railing. *Note: After measurement of the various balconies, it was determined that there were no pre-made composite railings that could be utilized within the Association, potentially lowering the labor costs of replacing the balcony railing. Given the inconsistent texture of the existing balcony materials, Tom Hannon recommended "System #3" as the most cost and time-effective means of addressing the balconies.

5. Quarterly Board Meeting Schedule/Other: The Board agreed on an Annual Meeting Date of November 13th at 5:30 pm, and tentative meeting dates on October 16th, September 18th and June 19th 2023. Tom agreed to do a count of all dog waste stations that had missing rakes and/or scoops and to order replacements as needed. There being no further business, the meeting was adjourned.

Balcony Railing Options:

3 representative sample systems were provided at building 7 by APD to allow the Board of Directors to better decide which method was the best option for the remaining balconies in the Association.

System #1 done back in August 2021-SW Patio (take the whole cap and rail system apart, sand it down, stain it, and put it back together) would be roughly 10 man hours and \$90 in materials that would be about \$690/Balcony.

System #2 are demonstrated on all four of the west side of building 7 (aggressive sanding and bonding primer on entire surface area followed by deck over product on entire surface area) this would take approximately five man hours are in and roughly \$90 in material costs or a total of \$380 per patio.

System #3 is demonstrated on all four patios on the east side of building 7 reflects the exact same prep as system number 2 except we are using Sherwin Williams Duration, exterior 100% acrylic on vertical surfaces and the deck over product on all of the horizontal surfaces. This system provided a slight labor and material savings with 4.25 man hours and about \$70 in materials or a total cost of \$325 per patio, railing, or roughly \$2600 per building.

Gardner Painting Bid: \$775 (System #2)